

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

Aug. 30, 2010

TO LEASE NO.

GS-07B-16689

ADDRESS OF PREMISES Chrysalis Drive
Dallas, TX 75237

THIS AGREEMENT, made and entered into this date by and between ABEC Group, Incorporated.

whose address is **2315 Idlewood Drive**
Arlington, TX 76014-1748

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 29, 2010.

The purpose of Supplemental Lease Agreement (SLA) Number 1 is to update the Lessor information, payee information, and replace paragraph 17 in the lease.

Lessor information is changed to reflect:

A B E C Group Inc
2315 Idlewood Dr
Arlington, TX 76014-1748

Payee information is changed to reflect:

A B E C Group Inc
2315 Idlewood Dr
Arlington, TX 76014-1748

(Continued on Page 2 attached hereto and made a part of SLA No. 1 to Lease GS-07B-16689)

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

BY

[Redacted Signature]

President

(Title)

IN PRESENCE OF

[Redacted Name]

[Redacted Name]

UNITED STATES OF AMERICA

BY

[Redacted Signature]

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST., FT. WORTH, TX 76102
(Official Title)

Delete paragraph 17 in its entirety. replace paragraph 17 with:

The Lessor and the Broker have agreed to a cooperating lease commission. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit). The Commission Credit is [REDACTED]. The Lessor agrees to pay the commission less the Commission Credit to the broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of rental payments and continue as indicated in this schedule for adjusted Monthly Rent.

First Full Month's Rental Payment of \$62,251.42 minus one third of the Commission Credit [REDACTED] equals [REDACTED] adjusted first full Month's Rent.

Second Full Month's Rental Payment of \$62,251.42 minus one third of the Commission Credit [REDACTED] equals [REDACTED] adjusted second full Month's Rent.

Third Full Month's Rental Payment of \$62,251.42 minus one third of the Commission Credit [REDACTED] equals [REDACTED] adjusted third full Month's Rent.

INITIALS

Gov't KH	Lessor [Signature]
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